

01 0969700

RECORDEDIFICED W OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
10:01 AM JUN 05 2001

SPACE ABOVE THIS LINE FOR RECORDERS USE



TITLE(S)

FEE

FEE\$ 829 JJ 26

CODE

20

D.A. FEE Code 20

\$ 2.00

CODE

19

CODE 9___ D.T.T.

DEPARTMENT OF TAXIC CURSTANCES CONTROL SOUTHERN CALIFORNIA REGION

AUG 2 0 2001

RECEIVED

Assessor's Identification Number (AIN)
To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown







RECORDING REQUESTED BY:

Ely Keenberg 1700 Perrino Place Los Angeles, California 90023

WHEN RECORDED, MAIL TO:

Department of Toxic Substances Control 1011 North Grandview Avenue Glendale, California 91201-2205 Attention: José Kou, P.E., Chief Southern California Permitting Branch

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

COVENANT TO RESTRICT USE OF PROPERTY

ENVIRONMENTAL RESTRICTION

(Re: County of Los Angeles, Assessor's Parcel Number 5169-016-015 (Lot A) and 5169-016-014 (Lot B), EKCO Metals.)

This covenant and Agreement ("Covenant") is made by and between Ely Keenberg, Trustee of the Ely Keenberg Revocable Trust dated August 28, 1989 (the "Covenantor"), the current owner of certain property situated in Los Angeles, County of Los Angeles, State of California, described in Exhibit "A" (legal description of Lots A & B), attached hereto and incorporated herein by this reference (the "Property"), and the Department of Toxic Substances Control (the "Department"). The Property is the site of a former scrap metal and lead reclaiming facility known as EKCO Metals Pursuant to Civil Code section 1471(c), the Department has determined that this Covenant is reasonably necessary to protect present or future human health or safety or the environment as a result of the presence on the land of hazardous materials as defined in Health and Safety Code (H&SC) section 25260. The Covenantor and the Department, collectively referred to as the "Parties", therefore intend that the use of the Property be restricted as set forth in this Covenant, in order to protect human health, safety and the environment. The portion of the Property containing lead contaminated soil, totaling approximately 9000 sq. ft. is more particularly described and depicted in Exhibit B, attached hereto and incorporated herein by this reference.

ARTICLE I STATEMENT OF FACTS

- This Property which is located in the City of Los Angeles, California is more specifically described as Los Angeles County Assessors Parcel No. 5169-016-014 and 5169-016-015. The Property is located in a heavily industrialized area approximately 600 feet east of the Los Angeles River (Figure 1, Exhibit C, incorporated by reference). It is bounded by Southern California Edison utility easement to the north, Soto Street to the east, Perrino Place to the west, and EKCO's maintenance vard and Mike's Restaurant parking lot to the south. Battery recycling was formerly conducted on two adjacent contiguous parcels located at 2777 East Washington Blvd., and 1711 South Soto Street as shown on Figure 2, Exhibit C. The approximate configuration of the site features during the period when battery recycling occurred is indicated on Figure 3, Exhibit C. Battery recycling operations occurred between 1980 and 1984 and they ceased in June 1984. The facility operated under an Interim Status Document (ISD) from 1983 to 1986. The ISD was issued on August 30, 1983 by California Department of Health Services (DHS), predecessor to the Department. The soil at this property was contaminated with lead and beryllium as a result of the battery recycling operations. The lead and beryllium contaminated soil at the property was excavated in 1995 for remediation purposes and was stockpiled at the site.
- 1.02 Due to economic considerations it was determined to perform a risk based closure by filling up the excavation with the stockpiled lead contaminated soil. To accomplish this a detailed investigation and risk analysis was performed. The investigation included a search for volatile organic compounds (VOCs) and semi-VOCs and metals listed in Title 22, California Code of Regulations. Based on the findings of this investigation a detailed document called "Risk Based Site Closure Evaluation Report" dated June 26, 1998 was prepared by the consultant Geomatrix Consultant Inc., and approved by the Department. The results are described below.
- 1.03 The facility was closed according to the procedure specified in the June 26, 1998 report under the Department's oversight. The soil gas survey data, field photo ionization detector screening data, and laboratory results for soil samples collected during this investigation revealed non-detect to low concentrations of VOCs in the stockpiled and native soils at the site. Supplemental soil gas samples, collected beneath areas where low concentrations were detected during the initial sampling event, did not detect VOCs. In addition, the trichloroethene (TCE) and tetrachloroethene (PCE) concentrations from the soil gas sampling were used to evaluate ambient air concentrations for these constituents and were found to be less than their respective Preliminary Remediation Goals (PRGs) established by U.S. EPA for ambient air. Based on these results, VOCs do not appear to be a concern in the stockpiled and native soils sampled during this investigation.
- 1.04 Semi-VOCs were not detected in the soil samples submitted for semi-VOC analysis from the soil stockpiles or native soils.

- 1.05 The pH concentrations of stockpile, sidewall confirmation, and soil boring samples collected during the additional assessment activities were within the soil cleanup guidelines of 2 to 12 previously established for the site.
- 1.06 Analysis of soil samples collected from soil borings located on the adjacent property suggest that the lead-impacted soils do not extend off-site to Mike's Restaurant property.
- 1.07 The results of the total lead analysis of soil samples collected from the soil borings indicated that the lead-affected soil does not extend below a depth of approximately 10 feet below ground surface (bgs.), the depth of the previous excavation at the site. Based on the low mobility of lead in soil and the depth to groundwater (estimated to be greater than 50 feet bgs.), the potential for lead to affect groundwater is considered low.
- 1.08 The risk-based screening evaluation indicated that for an industrial setting, total lead concentrations up to 4260 milligram per kilogram (mg/kg) do not pose an unacceptable risk to human health. However, a lower cleanup goal of 1000 mg/kg for total lead was established for this site in order to be protective of human health and safety and the environment at this site. Soil from hot spots on the side walls of the excavation containing total lead above this cleanup goal was excavated and properly disposed of at a designated landfill.
- 1.09 Because the total lead concentrations in the stockpiled soils were less than the cleanup goal of 1000 mg/kg, the stockpiled soils were used to backfill the existing remedial excavation. To facilitate continued and future use of the property, the soils were compacted to greater than 90 percent relative compaction.

ARTICLE II DEFINITIONS .

- 2.01 <u>Department.</u> "Department" means the California Department of Toxic Substances Control and includes its successor agencies, if any.
- 2.02 Owner. "Owner" means the Covenantor, its successors in interest, and their successors in interest, including heirs and assigns, who at any time hold title to all or any portion of the Property.
- 2.03 Occupant. "Occupant" means Owners and any person or entity entitled by ownership, leasehold, or other legal relationship to the right to occupy any portion of the Property.

3

ARTICLE III GENERAL PROVISIONS

- Restrictions to Run With the Land. This Covenant sets forth protective provisions, covenants, restrictions, and conditions (collectively referred to as "Restrictions"), upon and subject to which the Property and every portion thereof shall be improved, held, used, occupied, leased, sold, hypothecated, encumbered, and/or conveyed. Each and every one of the Restrictions: (a) shall run with the land pursuant to H&SC sections 25202.5, and 25202.6 and Civil Code section 1471; (b) shall inure to the benefit of and pass with each and every portion of the Property, © shall apply to and bind the respective successors in interest to the Property, (d) are for the benefit of, and shall be enforceable by the Department, and (e) are imposed upon the entire Property unless expressly stated as applicable only to a specific portion thereof.
- 3.02 Binding Upon Owners/Occupants. Pursuant to H&SC, section 25202.5 (b), this Covenant shall be binding upon all of the owners of the land, their heirs, successors, and assignees, and the agents, employees and lessees of the owners, heirs, successors and assignees. Pursuant to Civil Code section 1471 (b), all successive owners of the Property are expressly bound hereby for the benefit of the Covenantee (s) herein. "Owner" shall include "Covenantor".
- 3.03 <u>Written Notice of Hazardous Substances Release</u>. The Owner shall, prior to the sale, lease, or rental of the Property, give a written notice that a release of hazardous substances has come to be located on or beneath the Property pursuant to H&SC, section 25359.7. The owner shall give a copy of this Covenant to prospective Purchaser (s) or Lessee (s).
- 3.04 Conveyance of Property. Covenantor agrees that the Owner shall provide notice to the Department not later than thirty (30) days after any conveyance of any ownership interest in the Property (excluding mortgages, liens and other non-possessory encumbrances). The Department shall not, by reason of this Covenant, have authority to approve, disapprove, or otherwise affect such proposed conveyance, except as otherwise provided by law, by administrative order, or specific provision of this Covenant.

ARTICLE IV RESTRICTIONS

- 4.01 <u>Prohibited Uses</u>. The Property shall not be used for any of the following purposes:
 - (a) A residence, including any mobile home or factory built housing, constructed or installed for use as residential human habitation.
 - (b) A hospital for humans.
 - (c) A public or private school for persons under 21 years of age.

(d) A day care center for children.

4.02 Soil Management

- (a) No activities which will disturb the soil such as, excavation, grading, removal, trenching, filling, earth movement, or mining shall be permitted on the Property without a Soil Management Plan and a Health and Safety plan submitted to the Department for review and approval.
- (b) Any contaminated soils brought to the surface by grading, excavation, trenching or backfilling shall be managed in accordance with all applicable provisions of state and federal law.
- (c) The Owner will provide the Department written notice at least fourteen (14) days prior to any building, filling, grading, mining or excavating in the Property.

4.03 Prohibited Activities

- (a) No raising of cattle, food crops or vegetables on the Property.
- (b) No drilling for drinking water, oil, or gas shall be permitted on the Property without prior written approval by the Department.
- (c) No groundwater shall be extracted on the Property for purposes other than site remediation or construction dewatering.
- Access for Department. Covenantor agrees that the Department shall have reasonable right of entry and access to the Property for inspection, monitoring, and other activities consistent with the purposes of this Covenant as deemed necessary by the Department in order to protect the public health and safety.

ARTICLE V ENFORCEMENT

5.01 Enforcement. Failure of the Covenantor and/or Owner to comply with any of the Restrictions specifically applicable to it shall be grounds for the Department, by reason of this Covenant, to require that the Covenantor and/or Owner modify or remove any improvement ("Improvement" herein shall mean all buildings, roads, driveways, and paved parking areas, constructed or placed upon any portion of the Property constructed in violation of the Restrictions). Violation of this Covenant shall be grounds for the Department to file civil and/or criminal actions against the Covenantor and/or Owner as provided by law.

ARTICLE VI VARIANCE, TERMINATION, AND TERM

6.01 <u>\</u>	<u>/ariance.</u> Ar	y Owner or, with the Own	ner's written conse	ent, any Occupant of the
Property or any	portion there	of may apply to the Depa	rtment for a writte	n variance from the
provisions of thi	is Covenant.	Such application shall be	made in accordan	ce with H&SC section
25202.6.				

- 6.02 Termination. Any Owner, and/or, with the Owner's written consent, any Occupant of the Property, or any portion thereof, may apply to the Department for a termination of the Restrictions or other terms of this Covenant as they apply to all or any portion of the Property. Such application shall be made in accordance with H&SC section 25202.6.
- 6.03 Term. Unless ended in accordance with the Termination Paragraph above, by law, or by the Department in the exercise of its discretion, this Covenant shall continue in effect in perpetuity.

ARTICLE VII MISCELLANEOUS

- 7.01 <u>No Dedication Intended.</u> Nothing set forth in this Covenant shall be construed to be a gift or dedication, or offer of a gift or dedication, of the Property, or any portion thereof to the general public or anyone else for any purpose whatsoever.
- 7.02 <u>Department References.</u> All references to the Department include successor agency/successor department or other successor entities.
- 7.03 Recordation. The Covenantor shall record this Covenant, with all referenced Exhibits, in the County of Los Angeles within ten (10) days of the Covenantor's receipt of a fully executed original.
- 7.04 Notices. Whenever any person gives or serves any notice ("Notice" as used herein includes any demand or other communication with respect to this Covenant), each such Notice shall be in writing and shall be deemed effective: three (3) business days after deposit in the mail, if mailed by United States mail, postage paid, certified, return receipt requested:

To Property Owner:

Ely Keenberg

Trustee of the Ely Keenberg

Revocable Trust dated August 28, 1989

1700 Perrino Place

Los Angeles, California 90023

To Department:

José Kou, P.E., Chief

Southern California Permitting Branch
Department of Toxic Substances Control

1011 N. Grandview Avenue Glendale, California 91201-2205

Any party may change its address or the individual to whose attention a notice is to be sent by giving written notice in compliance with this paragraph.

7.05 Partial Invalidity. If any portion of the Restriction or other term set forth herein is determined by a court of competent jurisdiction to be invalid for any reason, the surviving portions of this Covenant shall remain in full force and effect as if such portion found invalid had not been included herein.

IN WITNESS WHEREOF, the Parties execute this Covenant.

"Covenantor"

Date: 6-1-01

Ву: _

Ely Kéenberg

CORRINE M. YATER
Commission # 1143925
Notary Public - California
Los Angeles County
My Comm. Expires Jun 27, 2001

Trustee of the Ely Keenberg Revocable Trust dated August 28, 1989

"Department"

Date: 6/1/

By:

José Kou, P. E., Chief

Southern California Permitting Branch Department of Toxic Substances Control

CORRINE M. YATER
Commission # 1143925
Notary Public - California
Los Angeles County
My Comm. Expires Jun 27, 2001

7

State of California County of Los Angeles

01-0969700

On this 15 day of 1001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ely Keenberg, Trustee of the Ely Keenberg Revocable Trust dated August 28, 1989, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, that he is the owner of the Property at 1700 Perrino Place, Los Angeles, California, which is the Property described in the above instrument, and that by his signature of the instrument he, or the entity upon behalf of which he acted, executed the instrument.

Witness my hand and official seal.

Notary Public

CORRINE M. YATER

Commission # 1143925

Notary Public - California

Los Angeles County'

My Comm. Expires Jun 27, 2001

State of California County of Los Angeles



EXHIBIT A

EXHIBIT "A"

PARCEL 1:

Parcel A, as shown on Parcel Map L.A. Wo. 1889, filed in Book 30, Page 51 of Parcel Maps, in the office of the County Recorder of said County.

PARCEL 2:

That portion of Lot B of Tract No. 9322, as per map recorded in Book 126, Pages 29 and 30 of Maps, in the office of the County Recorder of said County, and that portion of the Rancho San Antonio, in said City of Los Angeles, County of Los Angeles, State of California, described as a Whole as follows:

Beginning at the intersection of the Westerly line of Soto Street, as conveyed to the City of Los Angeles, by deed recorded on February 19, 1914, as Instrument No. 158, in Book 5758, Page 8 of Deeds, in the office of the County Recorder with the Westerly prolongation of the Southerly line of Lot 9 of Tract No. 8626, as per map recorded in Book 121 Pages 96 to 100 of said Maps; thence Westerly along said prolongation and along the South line of the land described in deed to the City of Los Angeles, recorded in Book 9376, Page 344, Official Records, in said office of the County Recorder: North 89' 40' 05" West 110.07 feet to the Northerly prolongation of the Westerly line of the Easterly 110.00 feet of said Lot B, said point being the true point of beginning; thence North 89' 40' 05" West 183.32 feet; thence South 01' 16' 50" Wes 155.36 feet to the Northerly line of Washington Boulevard, as described in the Deed to the City of Los angeles, recorded or April 25, 1930, as Instrument No. 862, in Book 9864, Page 351, Official Records of said County; thence South 87' 40' 25" Bast 191.79 feet, along said last mentioned Northerly line, to the Westerly line of the Easterly 110.00 feet of said Lot B; thence North 01' 42' 30" West along said Westerly line and its Northerly prolongation, a distance of 162.10 fee to the true point of beginning.

EXCEPT that portion lying Westerly of the following described lines:

Beginning at the Southwesterly corner of the above described land; thence along said Northerly line of Washington Boulevard, South 87. 40' 25" East 79.65 feet to the point of CUSP of a tangent curve concave Northeasterly having a radius of 20 fact and being also tangent to a line parallel with and distant Easterly 60 fact (measured at right angles) from that course hereinabove described as "South 1' 16' 50" West 155.36 fact" said point being the true point of beginning; thence Northwesterly along said curve, an arc distance of 31.05 feet to said parallel line; thence along said parallel line North 1' 16' 50" East 137.81 feet to the Northerly line of said land.

Assessor's Parcel Number: 5159-015-014

95 **6**996

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO Anglea & Bannon, APC (BE) 199 So. Los Robles, Ste 711 Pasadena, CA 91101-2460 .

MAIL TAX STATEMENTS TO Ely Keenberg, Trustee 1700 Perrino Place Los Angeles, CA 90023

A.P.N. 5169-016-014

SURVEY MONUMENTATES \$10,00

The undersigned grantor declares that documentary transfer tax is -0-. See note below.

Ely Keenberg, a married man who acquired title as an unmarried man.

HEREBY GRANTS TO

Ely Keenberg, Trustee of the Ely Keenberg Revocable Trust dated August 28, 1989

the following described real property situated in the City of Los, Angeles, County of Los Angeles, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

Commonly known as 2777 East Washington Boulevard, Los Angeles, CA.

NOTE: This transfer is made to the transferor's revocable inter vivos trust.

- Exempt from documentary transfer tax. R&T 11911
- Excluded from reappraisal. RET \$2(d)

Dated:

STATE OF CALIFORNIA COUNTY OF LOS ANGELES

Janu au 1996, before me, the undersigned, a Motary Public in and for said State, personally appeared Ely Keenberg, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Pholand

Notary Public, State of California



RECORDED/FILED IN OFFICIAL RECORDS

RECORDER'S OFFICE LOS ANGELES COUNTY CALIFORNIA

FEE \$10

8:04 AM /JAN

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO Anglea & Bannon, APC Attn: Beverlee Eckhart 199 So. Los Robles, Ste 711 Pasadena, CA 91101-2460

MAIL TAX STATEMENTS TO Ely Keenberg, Trustee P.O. Box 23188 Los Angeles, CA 90023-0188

A.P.M. 5169-016-015

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

8:04 AM J. N. 12 1996

SURVEY MONUMENT FEE \$10. CODE 9

The undersigned grantor declares that documentary transfer tax is -0-. See note below.

FEE \$10 P

Ely Keenberg, a married man who acquired title as an unmarried man,

HEREBY GRANTS TO

Ely Keenberg, Trustee of the Ely Keenberg Revocable Trust dated August 28, 1989

the following described real property situated in the City of Los Angeles, County of Los Angeles, State of California:

Parcel "A" in the City of Los Angeles, County of Los Angeles, State of California, as shown on Parcel Map L.A. No. 1889, as per map recorded in Book 30 Page 51 of Parcel Maps, in the office of the County Recorder of said county.

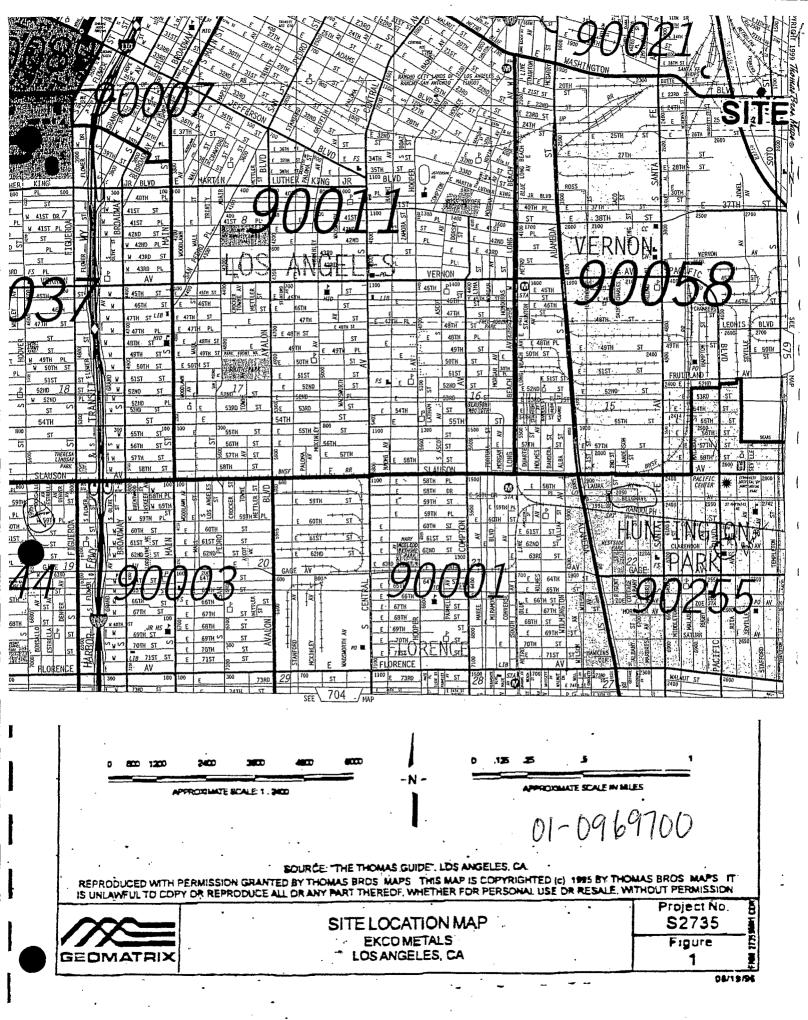
Commonly known as 1711 So. Soto Street, los Angeles, CA 90023

MOTE: This transfer is made to the transferor's revocable intervivos trust.

- a. Exempt from documentary transfer tax. RET 11911
- b. Excluded from reappraisal. ReT 62(d)

Dated: 1-5-96

Elv Keenberg

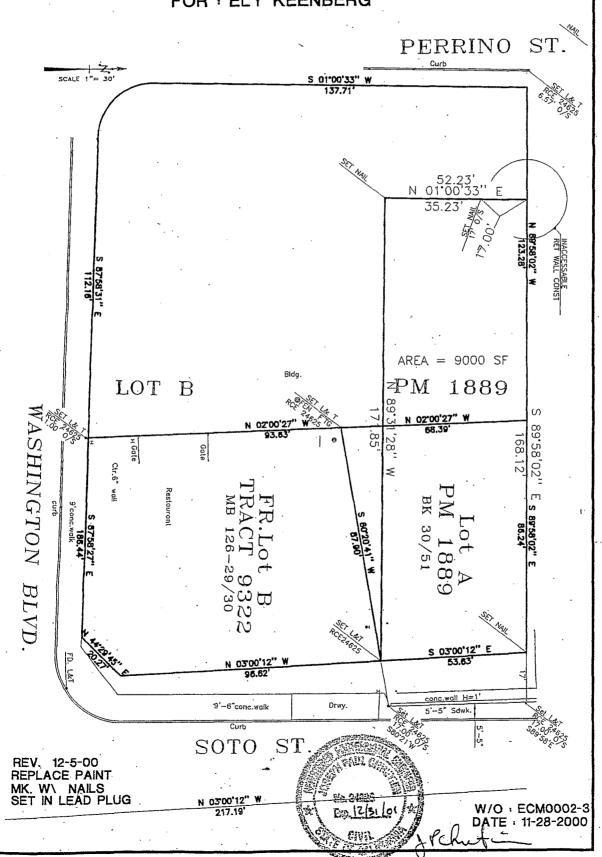


SITE ENGINEERING & SURVEYING

1017 S. LA BREA AVENUE, SUITE D, LOS ANGELES, CALIFORNIA 90019, (323) 938-1341

SURVEY

FOR : ELY KEENBERG



AUG-15-2000 99:02 PED BY Dept. of Building & Saley prior to recording

•	**************************************
	· ·
	}
to:	1
carded at the request of and mail to:	1
LITALS	α
ENCO METALS	01-0969700
MIN 1700 PERRING	QUO23 SPACE ABOVE THIS LINE FOR RECORDER'S USE
LOS ANGCES CA	900C3
1.05	AND AGREEMENT
	COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL TO HOLD PROPERTY AS ONE PARCEL TO HOLD PROPERTY AS ONE PARCEL
	TO HOLD PROPERTY AND STATE OF CALIFORNIA HAS IN REGISTRATION OF CALIFORNIA
	A Company in the City of Las Angeles,
	the Owners of test brokers increase
andersigned hereby out ity that	OF OF
follows) (on the strached exhibit(s)	TO HOLD PROPERTY AS ONE PARCEL THE OWNERS of real property lecested in the City of Los Angeles, States of California than is legally described. HD LOT B OF
TA A	PM BOOK 30 PS
1009	T 1 1
PM 1883	Records of Los Angeles County.
recorded in Book PM 30	ADDRESS: LICTON BLUD
e recorded in Book PM 50 his property is located at and is known b	the following ADDRESS: A S. M. I. G. TO N. D.
or in located at and is strong	2777 E. Wall be lett at the
his bioberth in man	the street lengthy described past in the property of the street in the s
	The America that
- when the C	10 01 Date of Control
his opening and agreement is excess	by the following ADDRESS: 2777 E. WAS HIN G TON BLUD Sty of Les Augules that the above legally described real property shall be held as one perceit said an portion and for the purpose of creating a ringle building size (and) of the Les Augules Musicipal Cods. of the Les Augules Musicipal Cods. as regulated and shall be binding upon courselves, and finant conners, canadispancing a characteristic less than the city of the Separate described less than the city of the Separate described by law.
his operant and agreement is excess	of the Los Angeles Musicopal Code.
his opening and agreement is excess	of the Los Angeles Musicipal Cods. of the Los Angeles Musicipal Cods. of the above described lend and shall be binding uses currentwes, and feath money of the City of Los shall constant in office until private by the authority of the Separatedard of Bullding of the City of Los shall constant in office until private by the authority of the Separate by law. hall constant in office until private and agreement is no longer required by law.
his opening and agreement is excess	of the Los Angeles Musicipal Cods. of the Los Angeles Musicipal Cods. of the above described lend and shall be binding uses currentwes, and feath money of the City of Los shall constant in office until private by the authority of the Separatedard of Bullding of the City of Los shall constant in office until private by the authority of the Separate by law. hall constant in office until private and agreement is no longer required by law.
his concentrated agreement is coordinated to the process of the process of agreement shall run which recovered to being a process of a polyment shall run a being account a polyment and the process and the process and the process applied to the process and the process applied to the process and the process applied to the	of the Los Angeles Missiscopal Code. Ide all of the above described lead and shall be binding upon currentwee, and finant established of the City of Los shall entering in officer used released by the authority of the Superintendent of Beilding of the City of Los shall entering in officer used released by the authority of the Superintendent of Beilding of the City of Los shall entering in officer used released by the authority of the Superintendent of Beilding of the City of Los shall be a shall receive that this Coverage and approximant is no longer required by law. Overall Name: KEEN BEVG ELY (TR) THE ELY KEEN BEVLG Overall Name:
bin coverant and agreement is coord y Section 12.03 (and) his coverant and agreement shall run we beit processors, here or and persons and a hugelor upon solutional of request, appli	of the Los Angeles Municipal Code. of the Los Angeles Municipal Code. of the above described hard said shall be binding upon correction, and finance of Bellifing of the City of Los shall resolvent in officer until released by the archarity of the Superintendent of Bellifing of the City of Los shall resolvent in officer until released by the archarity of the Superintendent of Bellifing of the City of Los shall be archarity of the Superintendent of Bellifing of the City of Los shall be archarity of the Superintendent of Bellifing of the City of Los shall be archarity of the Superintendent of Bellifing of the City of Los shall be archarity of the Superintendent of Bellifing of the City of Los shall be also shall be shall be superintendent of Bellifing of the City of Los shall be shall be shall be superintendent of Bellifing of the City of Los shall be shall be shall be superintendent of Bellifing of the City of Los shall be shall be shall be shall be shall be superintendent of Bellifing of the City of Los shall be
his concentrated agreement is coordinated to the process of the process of agreement shall run which recovered to being a process of a polyment shall run a being account a polyment and the process and the process and the process applied to the process and the process applied to the process and the process applied to the	of the Los Augsten Musicipal Code. of the Los Augsten Musicipal Code. of the above discribed land and shall be binding used currentwee, and feater money, the City of Los discrimination of Building of the City of Los deals constitute in officer until privated by the authority of the Separated at Building of the City of Los deals constitute in officer until private and agreement is no longer regional by law. KEENBEYLG
bin concentrated agreement is coordinated by Section 12.03 (and) This covernate and agreement shall run which processors, here or and process and a large or and process, appliant upon sobsessed of request, appliant upon sobsessed of request, appliant.	of the Los Angeles Municipal Code. of the los Angeles Municipal Code. of the above described land and shall be binding upon currentwe, and facet another of Bellifers of the City of Los shall renewate in officer until released by the anthonity of the Superintendent of Bellifers of the City of Los shall renewate that this Covenant and agreement is no languar required by law. Owner's Name: KEEN BENG, ELY (TR) THE ELY KEEN BENG Please type or print) (Sign)
Section 12.03 (and) his coverage and agreement shall run we see a speciment shall run we see a speciment shall run a a specim	of the Los Augsten Municipal Code. of the above discribed and end shall be binding upon currentwe, and fenter months of the City of Los and of the above discribed and end shall be binding upon currentwest of Beilding of the City of Los and constraint in officer until released by the anthonisty of the Superintendent of Beilding of the City of Los and constraint in of the City of Los and constraint that this Coverage and agreement is no language required by law. Described the Berg Ely (TR) THE ELY KEENBERG Described Name: KEEN BERG ELY (TR) THE ELY KEENBERG Peroca Special Country Country Co
bin coverant and agreement is coord y Section 12.03 (and) his coverant and agreement shall run we beit processors, here or and persons and a hugelor upon solutional of request, appli	of the Los Angeles Musicipal Code. of the los Angeles Musicipal Code. of the above discribed and end shall be binding used currentwee, and feature seasons, the City of Los and the City
Section 12.03 (and) his coverage and agreement shall run we see a speciment shall run we see a speciment shall run a a specim	of the Los Angeles Musicipal Code. Ide all of the above described hard and shall be binding used currentwee, and feners assecting in the City of Los and residence that this Covenant and agreement is no longer regimed by law. Describ Name: KEEN BERG ELY (TR) THE ELY KEENBERG PEVOLABLE TRUST DTD (Please type or print) Signature of ourses: Signatures (Sign)
bin coverant and agreement is coord y Section 12.03 (and) his coverant and agreement shall run we beit processors, here or and persons and a hugelor upon solutional of request, appli	of the Los Angeles Musicipal Code. Ide all of the above described hard and shall be binding used currentwee, and feners assecting in the City of Los and residence that this Covenant and agreement is no longer regimed by law. Describ Name: KEEN BERG ELY (TR) THE ELY KEENBERG PEVOLABLE TRUST DTD (Please type or print) Signature of ourses: Signatures (Sign)
Section 12.03 (and) his coverage and agreement shall run we see a speciment shall run we see a speciment shall run a a specim	of the Los Angeles Municipal Code. Ide all of the above described hand and shall be binding upon currentwe, and feath seasons of the City of Los that renoving it of the Superintendent of Building of the City of Los that renoving it of the Superintendent of Building of the City of Los that renoving it of the City of Los that renoving it of the City of Los that the Covenant and agreement is no languar required by law. Describ Name: KEEN BENG ELY (TR) THE ELY KEEN BENG
Section 12.03 (and) his coverage and agreement shall run we see a speciment shall run we see a speciment shall run a a specim	of the Los Augsten Municipal Code. of the above described and end shall be binding upon currentwe, and feners and the City of Los and remains in officer until released by the authority of the Superintendent of Beilding of the City of Los and remains in officer until released by the authority of the Superintendent of Beilding of the City of Los and remains in officer until released by the Superintendent of Beilding of the City of Los and remains and agreement in no languar required by law. [Please type or print] [Please type or print] [Sign) Two Officers' Signatures [Sign) [Sign)
bin coverant and agreement is coord y Section 12.03 (and) his coverant and agreement shall run we beit processors, here or and persons and a hugelor upon solutional of request, appli	of the Los Angeles Musicipal Code. Ide all of the above discribed and said shall be binding used currentwe, and feners and the City of Los and residence that this Covenant and agreement is no longer required by law. Describ Name: KEEN BERG ELY (TR) THE ELY KEENBERG PEVOLABLE TRUST DID Signature of owner (Signatures Required for Corporations) Name of Corporations Name of Corporations Name of Corporations
Section 12.03 (and) his coverage and agreement shall run we see a speciment shall run we see a speciment shall run a a specim	of the Los Augsten Municipal Code. Ide all of the above discribed and end shall be binding used currentwe, and feners and the City of Los intelligence in office until released by the authority of the Superintendent of Bellding of the City of Los intelligence in office until released by the authority of the Superintendent of Bellding of the City of Los intelligence in office until released by the superintendent of Bellding of the City of Los intelligence in office and agreement in no languar required by law. KEEN BENG ELY (TR) THE ELY KEEN BENG PEVOLABLE TRUST DTD (Please type or print) Signature of ourses: Two Officers' Signatures Required for Corporations Name of Corporation day of Aug VS T
bin coverant and agreement is coord y Section 12.03 (and) his coverant and agreement shall run we beit processors, here or and persons and a hugelor upon solutional of request, appli	of the Los Augsten Municipal Code. Ide all of the above discribed and end shall be binding used currentwe, and feners and the City of Los intelligence in office until released by the authority of the Superintendent of Bellding of the City of Los intelligence in office until released by the authority of the Superintendent of Bellding of the City of Los intelligence in office until released by the superintendent of Bellding of the City of Los intelligence in office and agreement in no languar required by law. KEEN BENG ELY (TR) THE ELY KEEN BENG PEVOLABLE TRUST DTD (Please type or print) Signature of ourses: Two Officers' Signatures Required for Corporations Name of Corporation day of Aug VS T
bin coverant and agreement is coord y Section 12.03 (and) his coverant and agreement shall run we beit processors, here or and persons and a hugelor upon solutional of request, appli	of the Los Augsten Municipal Code. Ide all of the above described hand and shall be binding upon currentwe, and fently another of the City of Los that remotives in officer until released by the archarity of the Superintendent of Building of the City of Los that remotives in officer until released by the archarity of the Superintendent of Building of the City of Los that this Coverant and agreement is no languar required by law. Describ Name: KEEN BENG ELY (TR) THE ELY KEEN BENG ELY (TR) THE ELY KEEN BENG (Sign) Two Officers' Signatures Required for Corporation Name of Corporation Desed this 9 day of Aug 4'S T 20010
bin concentrated agreement is coordinated by Section 12.03 (and) This covernate and agreement shall run which processors, here or and process and a large or and process, appliant upon sobsessed of request, appliant upon sobsessed of request, appliant.	of the Los Angelen Municipal Code. Ide all of the above described hand and shall be binding upon correction, and feath another of the City of Los and translations in office until released by the archanity of the Superintendent of Beilding of the City of Los and project that this Covenant and agreement is no length required by law. Describ Name: KEEN BERG ELY (TR) THE ELY KEEN BERG Please type or print) Signature of owner Please type or print) Signature of owner Please type or print) Name of Corporation (Sign) Desert this Please type of Aug 45 (Sign) Desert this Please type of Aug 45 (Sign)
his operant and agreement is coord y Section 12.03 (med) This proveness and agreement shall run we beit successors, heart or seel green and a horseles upon sobmitted of request, appli FOR CARTOGRAPHER SURE ONLY	of the Los Angeles Missiscopal Code. Ide all of the above described hand and shall be binding upon consulted, and finance and the City of Los in the Transitions in officer used released by the surface of the Superintendent of Beilding of the City of Los in the Transitions in officer used released by the surface that this Coverage and any account is no languar required by law. Next Next
his covernent and agreement is coord y Section 12.03 (mcl) This coverners and agreement shall run to beit successors, hence or swippers and a highles upon solutional of request, appli POR CARTOCRAPHER SUM ONLY	of the Los Augules Musicipal Code. Ide all of the above discribed and stall be binding used currentwee, and feath substantial file City of Los deal residence in office until released by the authority of the superintendent of Beilding of the City of Los deals from and evidence that this Covenant and agreement is no longer required by law. REEN BERG ELY (TR) THE ELY KEENBERG PROCABLE TRUST DID Proceed the Corporations (Sign) Name of Corporations (Sign) Name of Corporations (Sign) Desert this 9 day of AUG 4'S T (Sign) SIGNATURES MUST BE NOTABILED (Sign)
y Section 12.03 (and) Not concern and agreement shall run which moreone, heirs or and green, and shall run when moreone, heirs or and green, and shall run when moreone, heirs or and green, applicate upon mobilities of require, application upon mobilities of require.	of the Los Angelen Municipal Code. Ide all of the above described and shall be binding upon considered, and feath months of the City of Los and profined to the City of Los and profined by the archanity of the superintendent of Beilding of the City of Los and profined to the City of Los and profined by the archanity of the superintendent of Beilding of the City of Los and profined to the City of the City of Los and profined to the City of the City of the City of Los and profined to the City of the
bin operant and agreement is coord y Section 12.03 (and) This poverant and agreement shall run when short successors, hence or and green and a hugeles upon sobmitted of request, appliant of road control of request, appliant of road control of road cont	of the Los Angeles Musicipal Code. Ide all of the above described and shall be binding upon considered, and finally above, and finally and shall be binding upon considered of Belliffog of the City of Los and profined to the City of the City of Los and profined to the City of the City of Los and profined to the City of the C
bin operant and agreement is coord y Section 12.03 (and) This poverant and agreement shall run when short successors, hence or and green and a hugeles upon sobmitted of request, appliant of road control of request, appliant of road control of road cont	of the Los Angelen Municipal Code. Ide all of the above described and shall be binding upon considered, and feath months of the City of Los and profined to the City of Los and profined by the archanity of the superintendent of Beilding of the City of Los and profined to the City of Los and profined by the archanity of the superintendent of Beilding of the City of Los and profined to the City of the City of Los and profined to the City of the City of the City of Los and profined to the City of the
his operant and agreement is coord y Section 12.03 (and) This poverant and agreement shall run which successors, henry or and parent and a hagries upon sobmitted of request, appliant of road control of request, appliant of road control of request and a section of reque	of the Los Angeles Musicipal Code. Ide all of the above described and shall be binding upon considered, and finally above, and finally and shall be binding upon considered of Belliffog of the City of Los and profined to the City of the City of Los and profined to the City of the City of Los and profined to the City of the C
his concent and agreement is coose y Section 12.03 (mod) This processes and agreement shall run when the concentration and agreement shall run when the concentration of request stand of request specific upon submitted of request stand of request specific upon submitted of request stand of request specific	of the Los Angeles Meniopal Code. Ide all of the above described hand shall be binding upon currentwee, and forem annexes, committees the City of Los hall resistant by the archority of the Separational of Beilding of the City of Los hall resistant in officer until released by the archority of the Separational by law. Carlot these and evidence that this Covenant and agreement is no longer separate by law. Carlot these and evidence that the Covenant and agreement is no longer separate by law. CEEN BEKG ELY (TR) THE ELY KEEN BEKG Described for Corporation Name of Corporation Name of Corporation Aug of Aug vs T SIGNATURES MUST BY NOTARITYD Described this 9 Aug of Aug vs T Described to the with before the Carlot of the with the forest of satisfactory evidence) to be the person(s) whose name(s) is are subscribed to the withing business of satisfactory evidence) to be the person(s) whose name(s) is are subscribed to the within the business of satisfactory evidence) to be the person(s) whose name(s) is are subscribed to the instrument.
his comment and agreement is coose y Section 12.03 (mcd) This portrage and agreement shall run to beit supportation being or real passes and it harging upon submitted of request, appli FOR CARTOCRAPHER SURE ONLY (STATE OF CALIFORNIA, COL On & G - 2 0000	of the Los Angeles Missional Code. John all of the above described lead and shall be binding upon consultant of Bailding of the City of Los thall consistent to the City of Los that the Coverant and agreement is no longer regional by law. Devolt Ble Trust DTD [Plenot type or print] Signature of owner X Perola Ble Trust DTD [Plenot type or print] Name of Corporations Name of Corporations Name of Corporations SIGNATURES MUST BE NOTARULD SIGNATURES MUST BE NOTARULD Define the Corporation to be the person(s) whose name(s) infare subscribed to the withing the basis of satisfactory evidence) to be the person(s) whose name(s) infare subscribed the instrument. Signature to the country type described states of CORNE A VAICE of the instrument.
This concent and agreement is coose by Section 12.03 (and) This processor, hours or resigness stading the fact accounts a short or resigness stading the fact are resigness stading to require upon actualization of require. Specific or representation of require control of requir	of the Los Angeles Messespal Code. Ide all of the above described hand and shall be binding open consideration of Belliffing of the City of Los shall remains that this Covenant and agreement is no important to the City of Los cable fees and ordence that this Covenant and agreement is no important to the City of Los Cable fees and ordence that this Covenant and agreement is no important by law. Cover's Nature KEEN BEKG ELY (TR) THE ELY KEEN BERLG
This operant and agreement is coose by Section 12.03 (med) This processor, hence or anything and a Augules upon adminish of request, appli FOR CARTOCRAPSETE SURE ONLY	of the Los Angeles Messional Code ide all of the above described hard and shall be binding open currentwee, and factor eveners, canadistrated that it is not in the city of the authority of the Superintendent of Beilding of the City of Los hard reviewed that this Coverage and agreement is no longer required by law. Cable for and evidence that this Coverage and agreement is no longer required by law. Cable for any evidence that this Coverage and agreement is no longer required by law. Cable for any evidence that this Coverage and agreement is no longer required by law. Cable for any evidence that this Coverage and agreement is no longer required by law. Cable for any evidence that this Coverage and agreement is not law of the law evidence to be suitable that y evidence is be agreed to be suitable that y evidence is be agreed to be suitable that y evidence is be agreed to be suitable that y evidence is be agreed to be suitable to be agreed to be agreed to be suitable to be agreed to be agr
This comment and agreement is coose by Section 12.03 (and) This concerns and agreement shall run wheth recomment and agreement shall run whether supported by the state of require upon solutional of require special property state. FOR CARTOCRAPHER SURE ONLY (STATE OF CALIFORNIA, COL On S 4 3 0000	of the Los Angeles Messional Code ide all of the above described hard and shall be binding owns currentwee, and former measures of Beilding of the City of Los hall remains in officer until released by the authority of the Superintendent of Beilding of the City of Los hall remains in the content in this Coverage and agreement is so longer required by inv. Cable for and evidence that this Coverage and agreement is no longer required by inv. [Chick Ely (TR) THE ELY KEEN BERG [Ely (TR) THE ELY KEEN BERG [Please type or print) [Sign) Note: of Corporation [Sign) Name of Corporation [Sign) [Sign
Position 12.03 (md) Not covered and agreement shall run a being recovered, here or resigness shall run a hardies upon solutional of request, applianted by the state of the s	of the Los Angeles Musicipal Code. Ide all of the above described lead and shall be binding open countries and finance where the City of Los and revisions in office until released by the analogical in the City of Los and revisions that this Covenant and agreement is no league required by law. Child for and revisions that this Covenant and agreement is no league required by law. Child for any Nature of owner KEEN BERG ELY (TR) THE ELY THE ELY KEEN BERG ELY (TR) THE ELY KEEN
(STATE OF CALIFORNIA, COLOnown to me instrument and acknowledged to me instrument to me instrument to me instrument to me instrument and acknowledged to me instrument acknowledged	of the Los Angeles Musicipal Code. Ide all of the above described lead and shall be binding open countries and finance where the City of Los and revisions in office until released by the analogical in the City of Los and revisions that this Covenant and agreement is no league required by law. Child for and revisions that this Covenant and agreement is no league required by law. Child for any Nature of owner KEEN BERG ELY (TR) THE ELY THE ELY KEEN BERG ELY (TR) THE ELY KEEN
Phile concerns and agreement is coosed by Section 12.03 (and) This concerns and agreement shall run where short successors have an emigrant shall run where successors and shall run where successors have an emigrant state of require superior superior successors and shall run where successors and shall run where successors are successors and successors are successors are successors are successors and successors are successors and successors are successors and successors are successors are successors and successors are successors and successors are successors and successors are successors are successors are successors and successors are successors are successors and successors are successors are successors are successors are successors are successors and successors are successo	of the Los Angeles Musicopal Code. Ide all of the above described band and shall be binding open committee and finance where the City of Los and revisions to reflect until released by the archority of the Superintendent of Bellding of the City of Los and revisions that this Covenant and agreement is no langur required by law. Colde for and revisions KEEN BERG ELY (TR) THE ELY KEEN BERLG Describ Name: KEEN BERG ELY (TR) THE ELY KEEN BERLG PROCESS Signatures Required for Corporations Name of Corporations Name of Corporations Describ this 9 day of AUG VS (Sign) NITY OF LOS AINGE MUST BE NOTABLED SIGNATURES MUST BE NOTABLED Described this 9 personally appears to be specified to the within the best of satisfactory evidence) to be the person(s) whose name(s) is sure subscribed to the within the height they executed the same in his/her/their nuthorized capacity fies), and that by his/her/their person(s), or the entity up Commission # 1143925 NOTORY Public Commission # 1143925 NOTORY Public Commission # 1143925 NOTORY Public Commission # 1143925

3104469650

99%

District Map...

AFFEDAVIT NUMBER Entered on Map by

EXHIBIT B

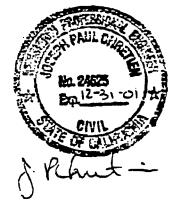
LEGAL DESCRIPTION PREPARED FOR EKCO METALS OF A 9000 SF AREA

THAT PORTION OF LOT A AND LOT B OF PARCEL MAP 1889, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 30 PAGE 51 OF PARCEL MAPS. FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SOTO STREET, AS CONVEYED TO THE CITY OF LOS ANGELES, BY DEED RECORDED ON FEBRUARY 19. 1914, AS INSTRUMENT NO. 158, IN BOOK 5758 PAGE 8 OF DEEDS, IN THE OFFICE OF SAID RECORDER, WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 8 OF TRACT NO. 8626. AS PER MAP RECORDED IN BOOK 121 PAGES 96 TO 100 OF MAPS IN THE OFFICE OF SAID RECORDER; THENCE WESTERLY ALONG SAID PROLONGATION, S 89° 40' 05" W 23.83 FEET TO THE NORTHEAST CORNER OF LOT A OF SAID PARCEL MAP 1889, SAID POINT BEING THE TRUE POINT OF BEGINNING:

THENCE, WESTERLY ALONG THE PROLONGATION OF THE SAID SOUTH LINE, THE SAID PROLONGATION BEING COINCIDENTAL WITH THE NORTH LINE OF SAID LOT A AND LOT B, N 89° 40′ 05″ W 168.12 FEET; THENCE S 01° 18′ 33″ W 52.23 FEET, THENCE S 89° 13′ 28″ E 171.85 FEET TO THE SOUTHEAST CORNER OF SAID LOT A, THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT A, N 02° 42′ 12 ″ W 53.63 FEET. TO THE TRUE POINT OF BEGINNING.

01-0969700



Date 12-28-00 wo: EKM-0002 EKCO_LD.wpd

SITE ENGINEERING & SURVEYING

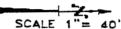
1017 S. LA BREA AVENUE, SUITE D. 1.05 ANCELES, CALIFORNIA 90019, (323) 938-1341

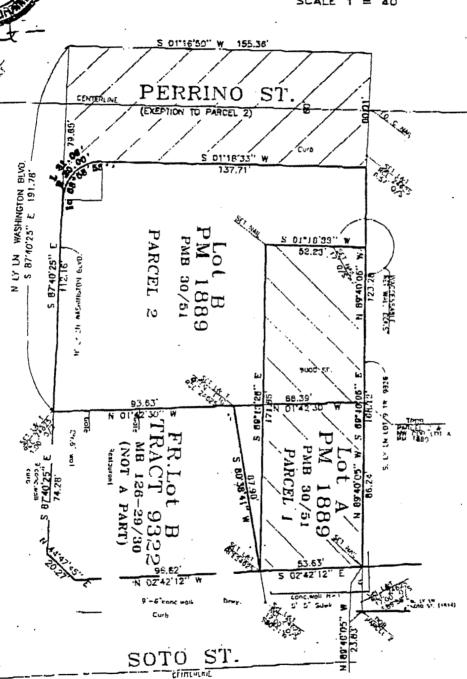


WASHINGTON

BLVD.

3/2 2/8 SURVEY FOR ELY KEENBERG





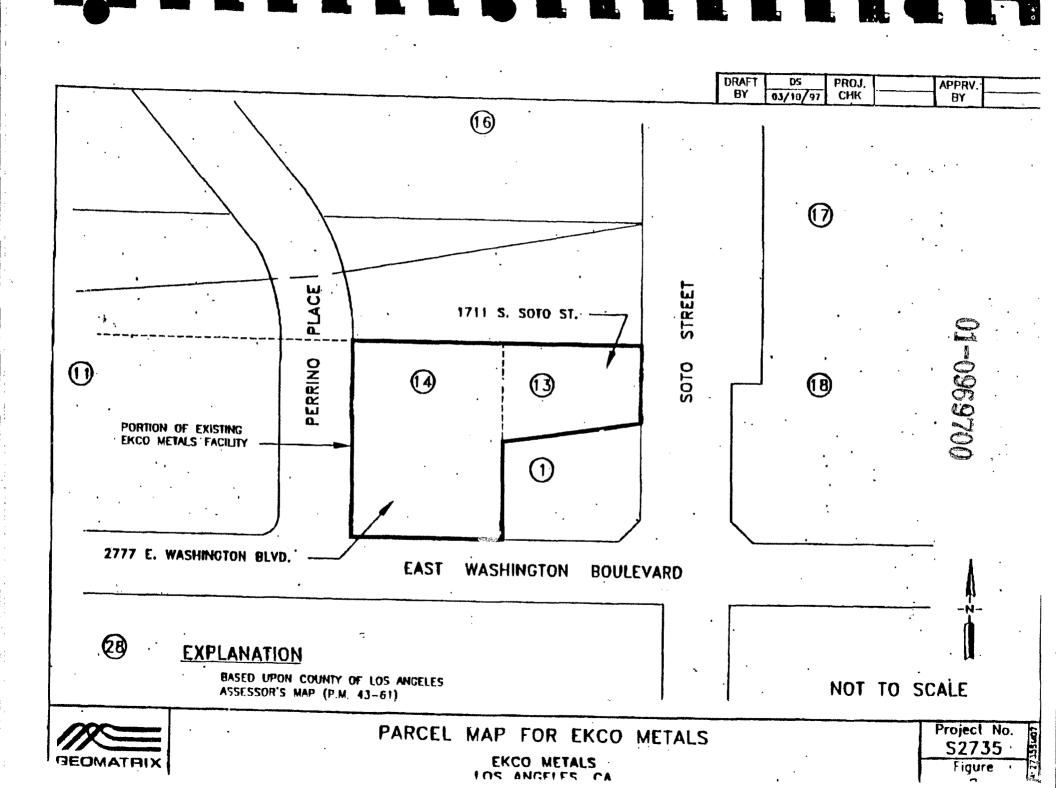
REV. 12-5-00
REPLACE PAINT
MK WY NAILS
SET IN LEAD PLUG
2/88/00 - ROTATE BRG'S
IE IN DEED DESC.

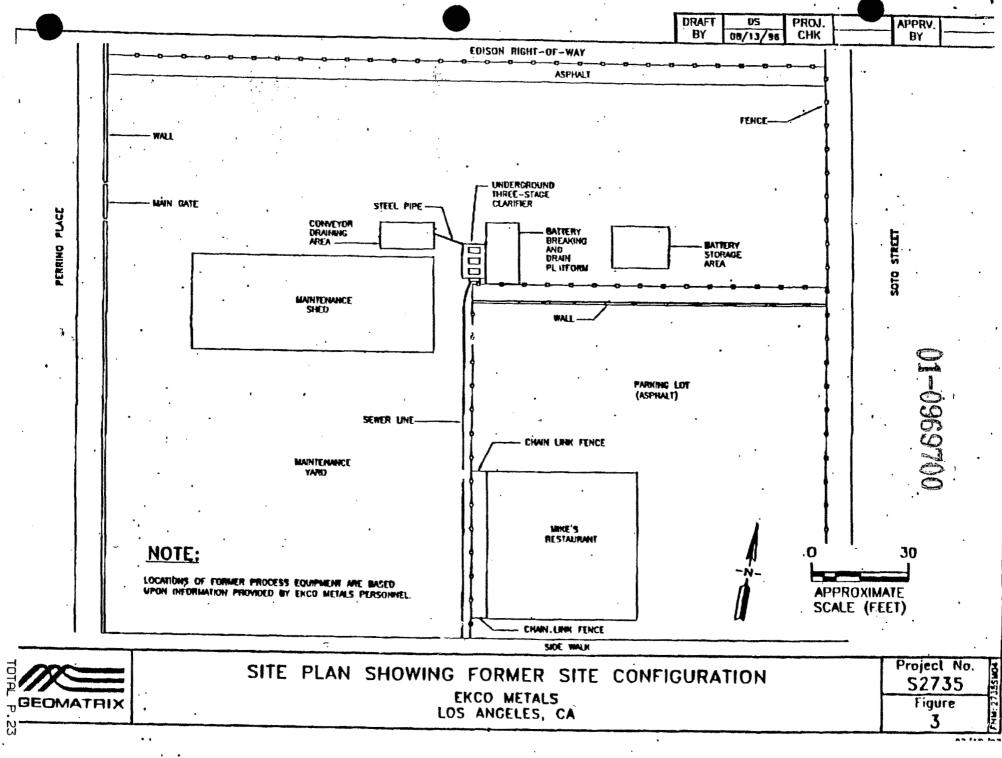
W/O + EKM0002-3 DATE : 11-28 2000

W

01-0969700

EXHIBIT C





RECORDED/FILED IN OFFICIAL RECORDS
REGORDER'S OFFICE
LOS ANGELES COUNTY
CALIPORNIA

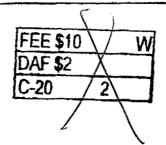
1:21 PM AUG 14 2000

SPACE ABOVE THIS LINE FOR RECORDERS USE



TITLE(S)

FEE



D.T.T.

CODE 19

CODE 20

CODE

Assessor's Identification Number (AIN)
To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown



/2000 08:58 STANDARD GENERAL 3104469550 PAGE Recorded at the request of and muil to: ELY KEEN BERG (Name) EKCO METALS (Addres) 1700 PERRIND PLACE LOS ANGCIEX CA 90023 SPACE ABOVE TRUSTING FOR RECORDER'S USE COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL AND LOT 1889 PM BOOK 30 P 51 ae recorded in Book_PM' 30 Records of Los Angeles County. This property in located at and is known by the following ADDRESS: E. WASHINGTON our with the City of Los Augules that the above legally described real property shall be held as one parcel and no portion This covernment and agreement is executed for the purpose of creating a ringle building size (and) ... of the Los Angelos Musicipal Code. not situally you with all of the above described has it end shall be binding upon currentent, and fitness own of pycon and shall creetines in officer used released by the aerhority of the Superintendent of Buildin request, applicable flux and ovidence that this Covenant and agreement is no longer required by law, OMAN NEEN BEKG, ELY (TR) THE ELY FOR CARTOCKAPHER SUBSORLY REVOCABLE TRUST we type or print) Signature of pupper X Two Officent Signatures (Sign) Required for Corporations Name of Corporation, AUGUS T SIGNATURES MUST BE NOTABIZED (STATE OF CALIFORNIA, COUNTY OF LOS ANGER YATER personallyappoered 2000 Ely Keen berg frustee.

personally known to me (or proved to me the basis of satisfactory evidence) to be the person(s) whose name(s) laws on subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(iss), and that by his/her/their CORRINE M. YAIE nignature(s) on the instrument the person(s), or the entity up Commission # 1143925 Natary Public - California Los Angeles County WITNESS my hand and official scal

OR DEPARTMENT USE ONLY:

3104469650

Signature

AUG-15-2000 99:02 WED BY Dept. of Building & Galley prior to recording

99%

Branch Ofc

DATE

My Comm. Expression 27, 2001

AFFIDAVIT NUMBER

Entered to Map by

District Mag.

25

THIS CONVENANT AND ALREMENT SHALL RUN WITH

ALL OF THE ABOVE DESCRIBED LAND AND SHALL BE BINDING

UPON OURSELVES, AND FUTURE OWNERS, ENCUMBRANCERS, THEIR

SUCCESSORS, HEIRS OR ASSIGNES AND SHALL CONTINUE IN

EFFECT UNTIL RELEASED BY THE AUTHORITY OF THE SUPERINTENDE

OF BUILDING OF THE CITY OF LOS ANGELES UPON SOBRITTAL

OF REQUEST, APPLICABLE FEES AND EVIDENCE THAT THIS

CONENANT AND AGREEMENT IS NO LONDER REQUIRED BY LAW

IOR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED.

01-0969700

I certify(or declare) under penalty of perjury that the foregoing is true and correct.

8/14/2000

DATE

STORATURE CUMBER

NORWALK CA.

AUG-15-2000 09:02

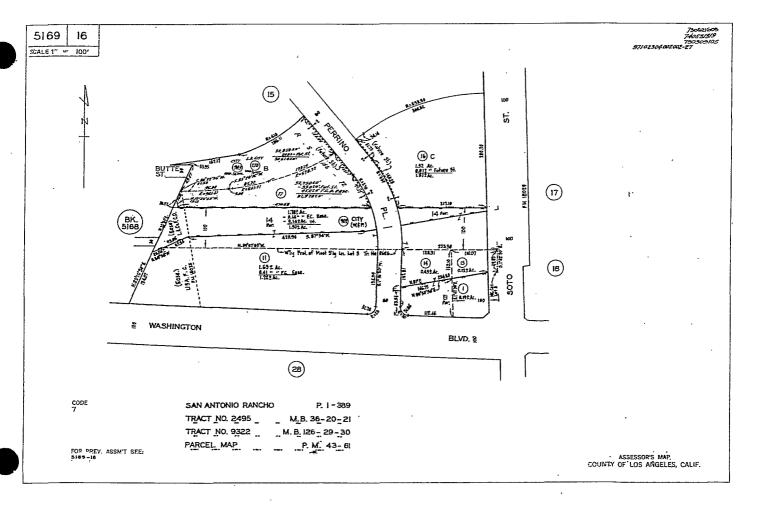
3104469650

99%

P.05



Owner CoOwner Site Mail Xfered Price Lender Loan Amt VestType Use Zoning Sub/Plat Legal Census	: Keenberg Ely Tr Ely Keenberg Trust : : 1700 Perrino Pl Los Angeles 90023 : 1700 Perrino Pl Los Angeles Ca 90023 : 01/12/96 :	Parcel : 5169 016 016 Land : \$170,692 Struct : \$164,835 Other : Total : \$335,527 % Imprvd : 49 % Owned : 100 Exempt : Type : Other TaxArea : 00007 98-99 Tx : \$5,663.70 OwnerPh : 323-264-1615 TenantPh : MapGrid : 674 J1
Bedrooms Bathrooms Living Rm Fireplace Patio Pool Stories Units	Bldg Sq Ft : 3,600 Bldg Class : Bldg Cond : Bldg Grade : Good Bldg Style : Qlty Class : S Garage Sp : GarageType :	Lot Acres: Lot Sq Ft: Air Method: HeatMethod: Roof Matl: Hill Slope: View: Year Built: 1973





Owner CoOwner Site Mail Xfered Price Lender Loan Amt VestType Use Zoning Sub/Plat Legal Census	: Keenberg Ely Tr Ely Keenberg Trust : : 2777 E Washington Blvd Los Angeles 90023 : 1700 Perrino Pl Los Angeles Ca 90023 : 01/12/96 :	Parcel : 5169 016 014 Land : \$43,912 Struct : \$20,190 Other : Total : \$64,102 % Imprvd : 31 % Owned : Exempt : Type : Other TaxArea : 00007 98-99 Tx : \$1,406.54 OwnerPh : 323-264-1615 TenantPh : MapGrid : 674 J1
Bedrooms Bathrooms Living Rm Fireplace Patio Pool Stories Units	Bldg Sq Ft : 2,400 Bldg Class : Bldg Cond : Bldg Grade : Bldg Style : Qlty Class : S Garage Sp : GarageType :	Lot Acres: Lot Sq Ft: Air Method: HeatMethod: Roof Matl: Hill Slope: View: Year Built: 1945

